

EXECUTIVE FLOORS

APPLICATION FORM

PERSONAL INFORMATION FORM

Property Name & Location: _____

Number of Properties: 1 2 3 4 Customer Code(s)*: _____

Name (Mr./Mrs./Ms/Dr.): _____

Correspondence Address: _____

City: _____ Pin Code: _____

Phone: _____ Mobile No.: _____

Facsimile No.: _____ E-mail: _____

Company Name: _____

Profession: Self Employed Salaried Government Servant Others _____ Please Specify

Designation: _____

Current Residence Status: Owned Rented/Leased Company Provided Service Apartment Others

Residence Type: Apartment Floor Villa Golf Course Property Others

Citizenship: _____ Original Indian State/City: _____

Residential Status: Resident NRI Foreign National

FINANCIAL DETAILS

If Indian

PAN No.: _____ Principal savings account held in bank(s) _____

If NRI

Current Country of Residence: _____

NRE/O Account held in Bank: _____

Principal Savings account held in bank(s) in country of residence: _____

Passport Number: _____

Household Income Range

- Less than 5 Lacs per annum 5-10 Lacs per annum 10-15 Lacs per annum
 15-20 Lacs per annum 20-50 Lacs per annum More than 50 Lacs per annum

Current Cumulative EMI Payout Range

- Less than 25 Thousand per month 25-50 Thousand per month 50-100 Thousand per month
 1-2 lacs per month 2-5 lacs per month More than 5 lacs per month

PERSONAL DETAILS

Birthday: _____ Anniversary: _____

Spouse's Name: _____ DOB: _____

Children's Name: _____ DOB: _____

Children's Name: _____ DOB: _____

Children's Name: _____ DOB: _____

Other Interests: _____

Salable Area of Floorsq. mtr. (.....sq. ft. approx.)

Block No..... Sector

4. Payment Plan Opted: Down Payment Plan /Construction Linked Installment Plan

5. Amount Payable:

i) Basic Sale Price	Rs.....
ii) External Development Charges(EDC)	Rs.....
iii) Preferential Location Charges	Rs.....
iv) Interest Free Maintenance Security Deposit	Rs.....
v) Club Membership & Registration Charges	Rs.....
vi) Other charges, if any	Rs.....
Total	Rs.....

DECLARATION:

I/We the above applicant(s) do hereby declare that the terms and conditions of this application have been read/understood by me/us and the same are acceptable to me/us. I/We the above applicant(s) unequivocally agree, affirm and undertake to abide by the terms and conditions of this application as mentioned herein and further declare that the above particulars/information given by me/us are true and correct and nothing has been concealed there from.

(i)
Sole /First Applicant

(ii)
Second/Joint Applicant

Date:.....

Note:

- 1) Cheques/Demand Draft towards consideration of the Floor to be made in favour of “**Unitech Ltd. - Uniworld City Mohali Floor Sales A/c**” payable at New Delhi.
- 2) In case, the cheque comprising the booking amount or any subsequent payment is dishonoured due to any reason, the Company reserves the right to cancel the booking/allotment without giving any notice to the applicant.
- 3) All amounts received from Allottee(s) other than Resident Indians shall be from NRE /NRO/ Foreign Currency Account only.
- 4) Applications shall be considered as incomplete if not accompanied by photographs of the applicant(s).

FOR OFFICE USE ONLY

1 Application: Accepted / Rejected

2 Registration for Provisional Allotment of a Floor

Floor No.....on Plot No.....of size Sq. Mts. (approx.) (.....Sq. yds. approx.)

Salable Area of Floorsq. mtr. (.....sq. ft. approx.)

Block No..... Sector

3. Amount Payable:
- | | | |
|-------|--|----------------|
| (i) | Basic Sales Price | Rs..... |
| (ii) | External Development Charges(EDC) | Rs..... |
| (iii) | Preferential Location Charges | Rs..... |
| (iv) | Interest Free Maintenance Security Deposit | Rs..... |
| (v) | Club Membership & Registration Charge | Rs..... |
| (vi) | Other charges, if any | Rs..... |
| | TOTAL PAYABLE | Rs..... |

4. Payment Plan opted: Down Payment Plan/Construction Linked Installment Plan

5. Registration Amount received vide R. No..... Dated.....
Rs..... (Rupees.....Only)

6. No of joint holders.....

7. Mode of booking: Direct (Ref. if any).....
Broker (Please affix name and address with rubber stamp and Tele. No. only).....

8. Check List:

- | | | |
|------|--|--|
| i) | Booking amount: | Local Cheque/Draft' |
| ii. | PAN: | Copy of PAN Card/Form 60 enclosed |
| iii. | Memorandum of Association | Articles of Association (For bookings in the name of Companies) |
| iv. | Copy of Passport and Account details: | (For NRIs and PIOs to make payment through NRE/NRO/
Foreign Currency Accounts only) |
| v. | Photographs and signatures of allottee(s): | |
| vi. | Remarks, if any | _____ |

.....
AUTHORIZED SIGNATORY FOR THE COMPANY

Dated:.....

PROJECT CONCEPT:

The Company is in possession of and otherwise well and sufficiently entitled to land, situated in Sectors 97, 106 and 107, Mohali, Punjab. The Company is setting up a Mega Project on the Land to be known as Uniworld City which comprises of Plots, Villas, Multistory Group Housing, Commercial Complexes, Floor properties etc. On some of the plots in the said Project the Company is constructing structures/buildings comprising of three Floors, each floor being independent and constituting a separate unit.

The intending Allottee(s) has applied for registration of allotment of a Floor in the said Project with full knowledge of laws, notifications and rules as applicable to this area.

GENERAL TERMS & CONDITIONS FOR REGISTRATION OF PROVISIONAL ALLOTMENT OF A FLOOR IN UNITECH MEGA PROJECT IN “UNIWORLD CITY” SECTORS 97, 106 and 107 MOHALI PUNJAB

1. **THAT** the intending Allottee(s) is fully satisfied about the interest and title of the Company in the land where “UNIWORLD CITY” in Sectors 97, 106 and 107, Mohali, Punjab is proposed to be developed.
2. **THAT** the intending allottee has understood that independent residential Floors shall be constructed on a plot of land and the same shall be sold as Ground Floor, First Floor and Second Floor wherein Ground Floor Unit allottee shall have exclusive use of front and rear lawn(s). The Floor allottee(s) of First and the Second Floor shall have exclusive use of terraces/balconies of their respective residential Floors. The Second Floor allottee shall have the right to use 60% of the total area of terrace above the Second Floor whereas the remaining 40% of the terrace above the Second Floor and the entrance from the main road to the respective floors as well as the passages, stairs and corridors, over head and under ground water tanks and other common facilities, if any, of the residential Floors shall be used and maintained jointly by all the floor allottees. Further, no construction shall be made on top floor terrace, whether temporary or permanent.
3. **THAT** the intending Allottee(s) shall pay to the Company the entire consideration price and other charges as per the Payment Plan opted and annexed hereto.
4. **THAT** the intending Allottee(s) shall pay the consideration of the Floor as determined by the Company at the time of booking of the Floor. That the intending allottee(s) further understands that the consideration paid towards Ground Floor is inclusive of two car parkings whereas consideration towards First and the Second Floor is inclusive of only one car parking.
5. **THAT** if intending Allottee(s) opts for any preferentially located Floor; he shall be liable to pay such additional charges as fixed by the Company for such Floor. Further, in case during the course of development of the Colony, the plot on which the Floor is constructed becomes preferentially located, the intending allottee(s) undertakes to pay such charges (PLC) as have been fixed by the Company. Conversely, if the plot on which the Floor is constructed ceases to be preferentially located, the Company shall adjust the PLC (without interest) paid by the intending allottee(s) at the time when the Floor is offered for possession.
6. **THAT** the timely **payment of installments** as per the Payment Plan shall be the essence of this transaction. It shall be incumbent on the intending Allottee(s) to comply with the terms of payment and other terms and conditions of allotment. In case, at any stage, the intending Allottee(s) seeks cancellation of allotment and/or refund of the amount deposited by him, the Company may, at its discretion forfeit the booking/registration amount or the Earnest Money, as the case maybe and the intending Allottee(s) shall be left with no right or lien on the said Floor. The amount paid, if any, over and above the Earnest Money shall be refunded by the Company without interest after adjustment of interest accrued on the delayed payment(s), if any, and /or any other charges due from the intending Allottee(s). In case of delay in payment of installment the intending Allottee(s) shall be liable to pay interest, calculated from the due date of the outstanding amount @ 18% p.a. compounded quarterly. However, in case the intending Allottee(s) fails to pay any installment(s) with interest within **90 days**, from due date, the Company shall have the right to cancel the allotment and forfeit the entire amount of Earnest Money / Registration Amount as defined in 'Para 7' hereunder and thereafter the intending Allottee(s) shall be left with no right or lien on the said Floor.
7. **THAT** 20% of the basic sale price of the Floor shall constitute as **Earnest Money** towards the allotment of the Floor.
8. **THAT** apart from the price of the Floor, the individual Allottee(s) shall pay equally on proportionate basis External Development Charges (EDC) which at present is determined to be Rs. 1750/- per sq. yard of the area of the plot. It is understood by the allottee(s) that these charges are subject to revision by the statutory authority/State Government and the allottee(s) agrees to pay the same on proportionate basis.
9. **THAT** all taxes and statutory levies presently payable in relation to the land in UNIWORLD CITY have been included in the price of the Floor. However, in the event of any further increase in existing rates of statutory taxes or levies and or new levy of tax, service tax, charge, cess, duty, etc. imposed by the Government or any other Statutory Authorities, the same shall be payable by the intending Allottee(s) on pro-rata basis.

10. **THAT** the possession of Floor shall be offered by the Company to the intending Allottee(s) within 12 months from the date of signing of the Agreement to Sell subject to Force Majeure circumstances and upon registration of Sale Deed provided all amounts due and payable by the intending Allottee(s) as provided herein and as per Agreement to Sell have been paid to the Company. It is, however, understood between the Parties that various Floors shall be ready and completed in phases and handed over to the allottee(s) accordingly. That in the event of any default or negligence attributable to the Allottee(s)' fulfillment of Terms & Conditions of Allotment, the Company shall be entitled to reasonable extension in offering/delivery of possession of the Floor to the allottee(s).
11. **THAT** after completion of the Floor and receipt of full consideration and other charges, if any payable by the intending Allottee(s), Sale Deed shall be executed in favour of the intending Allottee(s) as per the standard format of the Company. All expenses towards execution of Sale Deed shall be borne by the allottee(s). It is understood and acknowledged by the allottee(s) that proprietary rights in the Floor shall vest with the allottee(s) only upon execution and registration of the Sale Deed in his favour and payment of all dues and outstandings. The Company shall have the first lien and charge on the said Floor for all its dues that may become due and payable by the allottee(s) to the Company. That the Allottee(s) undertakes to remain present before the registering Authority at the time of Registration of the Sale Deed.
12. **THAT** the intending allottee(s) may at its option raise finances or a loan for purchase of the Floor. However, responsibility of getting the loan sanctioned and disbursed as per Company's payment schedule shall rest exclusively with the Allottee(s). In the event of the allottees' loan not being disbursed, sanctioned or delayed due to reasons whatsoever, the payment to the Company as per payment plan opted shall not be delayed by the allottee(s).
13. **THAT** if for any reason the Company is not in a position to allot the Floor applied for, the Company may either consider allotment of an alternative property or refund of the amount deposited along with simple interest @ 10% p.a. However, the Company shall not be liable for any damages or compensation on this account.
14. **THAT** the allotment made by the Company shall be provisional and the Company shall have the right to effect suitable alterations in the layout plan, if and when found necessary. Such alterations may include change in the Area, Layout Plan, location, Block and the number of Floors, increase / decrease in the Salable Area of the Floors or the area of the plot on which the Floors are constructed. **That** the opinion of Company's Architects on such changes will be final and binding on the Allottee(s). Further, if there is any increase/decrease in the area of the Plot/Floor or the Floor/Plot becomes preferentially located, revised price and/or PLC shall be payable at the original rate and the same shall be adjusted/payable by the allottee(s) at the time when the Floor is offered for possession.
15. **THAT THAT** the intending Allottee(s) shall clear all his dues along with Stamp Duty amount and other charges within **30 days** from the date of issuance of notice of possession. The possession of the Floor shall be handed over to the allottee(s) within **21 days** of issuance of Possession Letter by the Company. In case the allottee(s) fails to take over actual physical possession of the Floor within 21 days of issuance of possession letter or fails to clear his final dues within 30 days of issuance of notice of possession, the intending Allottee(s) shall be liable to pay holding charges @ Rs. 5/- per sq. ft. per month of the Salable Area of the Floor and maintenance charges, as determined by the Company / Maintenance Agency, shall also be payable by the Allottee(s) from the date of notice of possession of the Floor.
16. **THAT** the Company would pay to the Allottee(s) @ Rs. 5/- per sq. ft. per month of the Salable Area of the Floor for any delay in offering possession of the Floor beyond the period stipulated hereinabove subject to Force Majeure events. These charges shall be adjusted at the time of offer of possession of the Floor.
17. **THAT** the intending Allottee(s) shall also sign and execute a separate document for upkeep and maintenance of the common areas, services, facilities & installations, more specifically described in the Maintenance Agreement. The said Agreement shall spell out in detail the services and facilities to be provided and maintained in relation to the Floor and the Colony.
18. **THAT** the intending Allottee(s) shall pay maintenance charges for upkeep and maintenance of various common services and facilities (excluding internal maintenance of the Floor) in the Complex, as determined by the Company or its nominated agency.

The maintenance charges as determined by the Company/nominated Maintenance Agency for a period of 3 years shall be payable in advance at the time of offer of possession along with applicable service tax. In case of failure in making the payment of maintenance charges, interest @ 18% per annum shall be charged on outstanding dues/payments for the period of delay.

19. **THAT** in addition to the payment of maintenance charges, Allottee(s) of each Floor shall pay Interest Free Maintenance Security (IFMS) of Rs. 35/- per sq. yard of area of the plot on which the Floor is constructed. The Security shall be utilized towards replacement, refurbishing, major repairs of plants, machinery etc. installed in the said Colony or towards any occurrence necessitating such unforeseen expenditure. However, on formation of the "Association of Residents" the Balance Fund available in this Account shall be remitted to the Association.
20. **THAT** the intending Allottee shall pay Rs. 60,000/- towards Club Membership & Registration Charges (CMRC) as per the Payment Plan annexed.
21. **THAT** the intending Allottee(s) may get the name of his/her nominee substituted in his/her place, with prior approval of the Company, provided the intending Allottee has cleared all dues till that date and on such conditions/guidelines/charges as applicable.
22. **THAT** the intending Allottee(s) shall get his/her complete address registered with the Company at the time of booking and it shall be his/her responsibility to inform the Company by Registered letter about all subsequent changes, if any, in his/her address, failing which all demand notices and letters posted at the earlier registered address shall be deemed to have been received by him/her at the time when those should ordinarily reach such address. The Intending Allottee(s) shall be responsible for any default in payment and/or other consequences that might accrue therefrom.
23. **THAT** it is agreed and understood by the intending allottee(s) that the present application and the allotment of the Floor are limited and confined in its scope only to the said Floor.
24. **THAT** the intending Allottee(s) undertakes to abide by all rules and regulations, guidelines or laws as may be made applicable to the said Floor/Complex from time to time.
25. **THAT** the Allottee(s) shall comply with all legal requirements for purchase of immovable property wherever applicable, after execution of the Buyers Agreement and sign all requisite applications, forms, affidavits, undertakings etc. as required for the purpose.
26. **THAT** the allotment of the Floor is at the discretion of the Company and the Company has the right to reject any application.
27. **THAT** Courts at Punjab/Mohali shall have the jurisdiction in all matters arising out of this transaction.

I/We declare that the above terms and conditions have been read and/understood by me/us and the same are acceptable to me/us.

(Sole / First Allottee)

(Second / Joint Allottee)

Place:.....

Date:.....



PAYMENT PLANS

(w.e.f. 18 November 2010)

DOWN PAYMENT PLAN

(Rebate 5% on 85% of Basic Sale Price)

At the time of Registration	:	10% of BSP
Within 45 days of Registration	:	85% of BSP + EDC + PLC + 50% of CMRC
On Final Notice of Possession	:	5% of BSP + 50% of CMRC + Stamp Duty Charges and Other charges as Applicable

CONSTRUCTION LINKED INSTALLMENT PLAN

At the time of Registration	:	10% of BSP
Within 45 days of registration	:	10% of BSP + 100% EDC
Within 90 days of registration	:	15% of BSP + 100% of PLC + 50% CMRC
On completion of brick work and internal plastering	:	15% of BSP
On completion of flooring (except final grinding and plastering)	:	15% of BSP
On completion of internal electrification	:	10% of BSP
On completion of internal plumbing	:	10% of BSP
On completion of external plastering	:	10% of BSP
On final notice of possession	:	5% of BSP + 50% of CMRC + Stamp duty charge and any other charges as applicable

BSP = Basic Sale Price
PLC = Preferential Location Charges

EDC = External Development Charges
CMRC = Club Membership and Registration Charges

Other Charges include Interest Free Maintenance Deposit, Common Maintenance Charges etc.

These installments and installments below shall become payable on demand irrespective of the serial order in which they are listed below.



(Sole/First Allottee)

(Second/Joint Allottee)



Sales Office (Chandigarh) : S.C.O. 189-90-91, Sector - 17C, Chandigarh - 160017. Tel: +91 172 4686200 Fax: +91 172 4636670

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